

BLOCK 5 LOT 3
WOODLAND ESTATES UNIT 2
PB 4046 46A & 46B

HAND WENDELL A
5416 PARK ST
JACKSONVILLE, FL 32205

2023

16-1N-25-2912-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	108,490
TOTALS	2,280		2,280	108,490

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	10	80.00	SF	19.50	19.50	100	1980
2	0940	SHEDS/PORT	0 100	6	10	60.00	SF	21.30	21.30	100	1985
3	0812	CONCRETE C	0 100	0	0	2,456.00	SF	4.00	4.00	100	1987
6	0510	GARAGE WD-	0 100	18	35	630.00	SF	35.00	35.00	100	1992
7	0350	CARPORT WD	0 100	33	24	792.00	SF	13.00	13.00	100	1990
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
9	0810	CONCRETE A	0 100	0	0	288.00	SF	5.20	5.20	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE 03/16/2021 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	117.2000	82.04	187,051	2005	2005	0	0	42.00	58.00
1 M/H 94+ - 100% - 0 Heated Area: 2280 HX Base Yr											
30 76 30 76 BAS 2005											
44337 WOODRIDGE DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

TOTAL OB/XF											
16,619											

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16,619											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 108,490											
TOTAL MARKET OB/XF VALUE 16,619											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 175,109											
SOH/AGL Deduction 60,703											
ASSESSED VALUE 114,406											
TOTAL EXEMPTION VALUE HX HB WR 55,000											
BASE TAXABLE VALUE 59,406											
TOTAL JUST VALUE 175,109											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 128,536											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH?	MH MOVE-ON	0	10/01/2005
M10147	MECH OTHER	0	08/01/2005
6399	XFOB	11,016	04/10/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/599	7/05/2023	QC	U	I	11	100	
GRANTOR: HAND WILLIAM DAVID							
GRANTEE: HAND WENDELL A							
1849/0837	4/05/2013	QC	U	I	11	100	
GRANTOR: HAND WILBUR A							
GRANTEE: HAND WENDELL A & WI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W76 S30 E76 N30\$.											

OTHER ADJUSTMENTS AND NOTES											

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